



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Improvement Deferral Agreement for 375 North Cluff Avenue

MEETING DATE: May 3, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the Improvement Deferral Agreement for 375 North Cluff Avenue and authorize the City Manager and City Clerk to execute the Agreement on behalf of the City.

BACKGROUND INFORMATION: The owner of 375 North Cluff Avenue, Central Storage, Inc., has submitted a building permit application to allow construction of a mini-storage facility on the subject property as shown on Exhibit A.

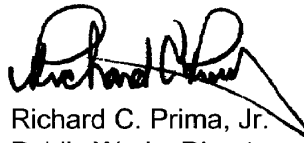
Installation of public improvements along Lockeford Street is required as a condition of permit issuance in accordance with existing City ordinances and policies regarding off-site improvements as set forth in Title 15, Chapter 15.44, of the Lodi Municipal Code. Required improvements include extension of public utilities in Lockeford Street in accordance with City master utility plans, and installation of curb, gutter, sidewalks, streetlights, and street pavement along the Lockeford Street right-of-way fronting the subject parcel.

Owner is desirous of complying with existing City ordinances and policies regarding off-site improvements. However, since only a portion of the site is to be developed and the proposed mini-storage facility is not located along the Lockeford Street frontage, and the street frontage improvements have not been installed on the adjacent properties on Lockeford Street, owner has requested that the required improvements on Lockeford Street be deferred. Based on past practice in similar situations, staff feels this is a reasonable request.

The owner has signed an Improvement Deferral Agreement and paid the necessary recording fees for the Agreement. The Agreement, in part, states that the owner will pay for and complete the design and installation of the required improvements at the time of installation of such improvements on the adjacent properties, or at the request of the City, whichever occurs first.

Staff recommends approval of the Improvement Deferral Agreement.

FUNDING: Developer's funds.



Richard C. Prima, Jr.
Public Works Director

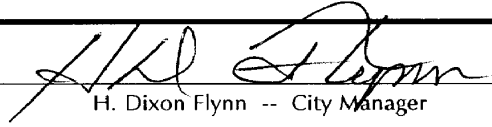
Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/lm

Attachment

cc: Associate Civil Engineer Chang
Central Storage, Inc.

APPROVED: _____

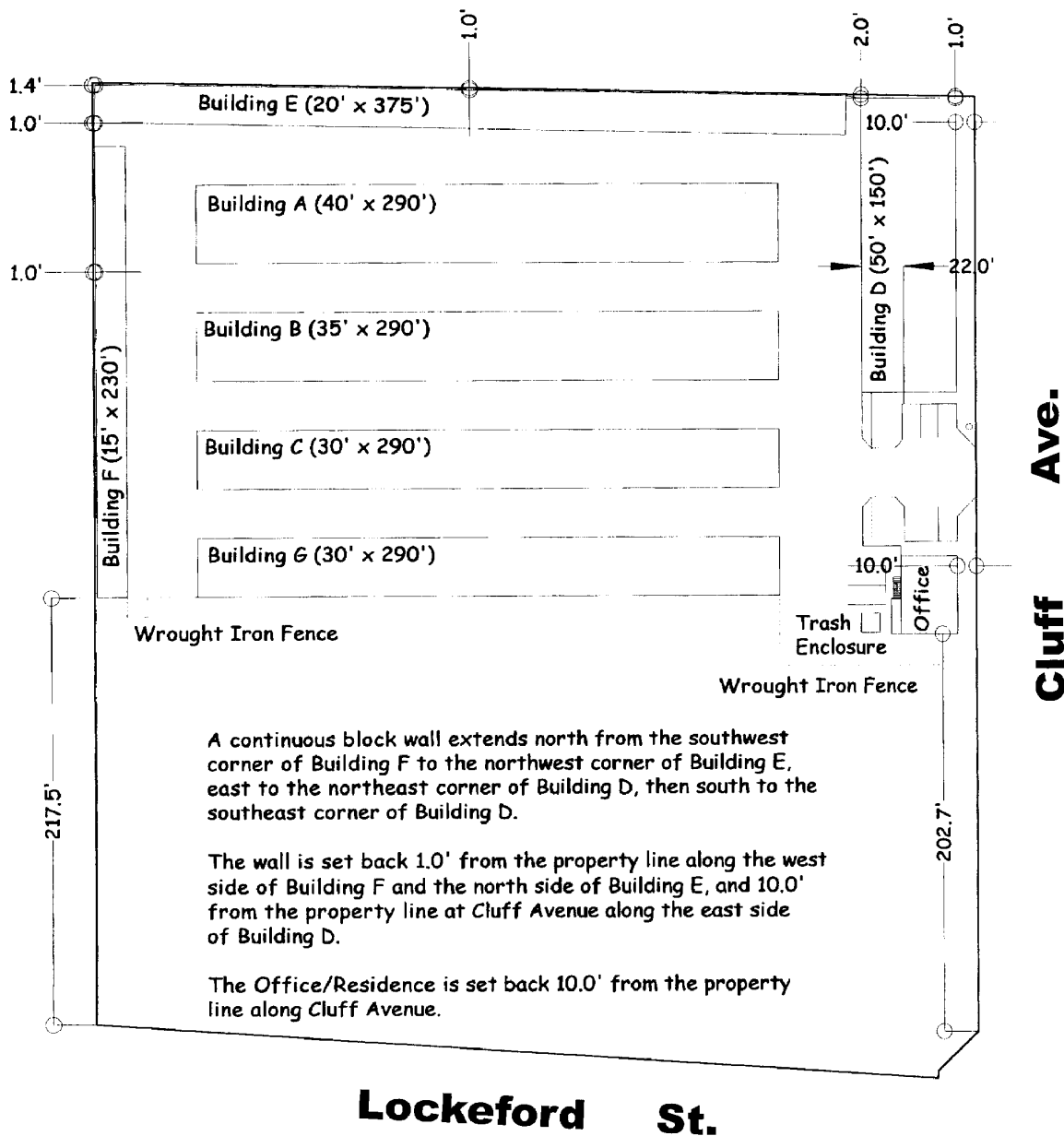


H. Dixon Flynn -- City Manager



375 N Cluff Ave

Douglas Donaldson



CITY COUNCIL

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CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

April 27, 2000

Central Storage, Inc.
P. O. Box 257
Lodi, CA 95241

SUBJECT: Approve Improvement Deferral Agreement for 375 North Cluff Avenue

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 3, 2000. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jackie Taylor, Interim City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang at 333-6800, ext. 2665.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓